

ZC# 18-020

EXHIBIT A: LEGAL DESCRIPTION

Being a tract of land out of the B.B.B. & C.R.R. Survey, Abstract No. 83, the A. Bedford Survey, Abstract No. 60, and the Phillip George Survey, Abstract No. 299, situated in the City of Mansfield, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in July of 2015, said tract being the same tracts of land described in deeds to Dalton's Best Maid Products, Inc. recorded in Volume 2073, Page 260, Volume 2098, Page 991 and Volume 2092, Page 623 of the Deed Records of Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch "MILLER 5665" capped steel rod set for the most southerly corner of said Dalton's tract(2073/260), said rod being in Bedford Road;

THENCE North 30 degrees 20 minutes 16 seconds West with the southwesterly boundary line of said Dalton's tract (2073/260), a distance of 730.55 feet to a 3/4 inch steel rod for an inner corner thereof;

THENCE South 59 degrees 46 minutes 53 seconds West continuing with said southwesterly boundary line a distance of 1199.45 feet to a 1/2 inch "MILLER 5865" capped steel rod for the most westerly southwest corner of Dalton's tract (2073/260);

THENCE North 30 degrees 13 minutes 39 seconds West continuing with the said southwesterly boundary line a distance of 1880.92 feet to a 3/4 inch steel rod found for the most westerly corner of said Dalton's tract (2073/260);

THENCE North 59 degrees 48 minutes 40 seconds East with the northwesterly boundary line of said Dalton's tract (2073/260) s distance of 1729.63 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most northerly corner thereof, said rod being the most westerly corner of Dalton's tract (2098/991);

THENCE North 59 degrees 34 minutes 35 seconds East with the northwesterly boundary line of said Dalton's tract (2098/991) a distance of 1361.72 feet to a 1/2 inch steel rod found for the most northerly corner thereof;

THENCE South 29 degrees 57 minutes 55 seconds East with the northeasterly boundary line of said Dalton's tract (2098/991) a distance of 850.86 feet to a 1 inch steel pipe found for the most easterly corner thereof;

THENCE South 29 degrees 42 minutes 00 seconds East with the northeasterly boundary line of said Dalton's tract (2073/260) a distance of 538.90 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most westerly corner of said Dalton's tract (2092/623):

THENCE North 59 degrees 56 minutes 00 seconds East with the northwesterly boundary line of said Dalton's tract (2092/623) a distance of 629.72 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

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THENCE North 59 degrees 38 minutes 30 seconds East continuing with the northeasterly boundary line of said Dalton's tract (2092/623) a distance of 1268.08 feet to a cross in concrete set for the most northerly corner thereof, said cross being in Lone Star Road;

THENCE South 30 degrees 25 minutes 15 seconds East a distance of 100.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most easterly corner of said Dalton's tract (2092/623);

THENCE South 59 degrees 38 minutes 30 seconds West with the southeasterly boundary line of said Dalton's tract (2092/623) a distance of 1268.56 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most easterly northeast corner of said Dalton's tract (2073/260);

THENCE South 30 degrees 09 minutes 00 seconds East with the northeasterly boundary line of said Dalton's tract (2073/260) a distance of 1122.80 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most easterly corner thereof, said rod being in the northerly right-of-way line of Lone Star Road (FM Rd. 157);

THENCE South 60 degrees 23 minutes 00 seconds West with the southeasterly boundary line of said Dalton's tract (2073/280) and with said northerly right-of-way line a distance of 249.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

THENCE South 56 degrees 03 minutes 00 seconds West continuing with said southeasterly boundary line a distance of 181.26 feet to a 1/2 inch "MILLER 5665" capped steel rod set, said rod being in said Bedford Road;

THENCE South 60 degrees 00 minutes 00 seconds West continuing with said southeasterly boundary line and with said Bedford Road a distance of 2079.85 feet to the POINT OF BEGINNING and containing 185.644 acres of land, more or less.